

ACCOUNTS AGREEMENT

THIS ACCOUNTS AGREEMENT ("Agreement") for Phase I is executed at the place and on the date as mentioned in Schedule I hereto BY AND BETWEEN:

The persons specified in Schedule I here to (hereinafter referred to as the "**Promoter**") of the **FIRST PART**;

AND

AXIS BANK, a banking company incorporated under the Companies Act, 1956 and having its registered Office at AXIS House C-02 Wadia International Center P. B. Marg Worli Mumbai 400025 and a branch office at Ground Floor, Shop no. 29A, 29B, 29, 28 & 27, KB Complex, Plot no. LS-01, Block F, Sector Alpha 02, Greater Noida- 201308 amongst other places at the place as mentioned in the Schedule I hereto (hereinafter referred to as the "Account Bank", which expression shall, unless repugnant to the subject or context thereof, be deemed to include its successors and / or assigns) of the **SECOND PART**;

AND

Greater Noida industrial Development Authority, incorporated under the U.P. Industrial Area Development Act, 1976 and having its registered office at Knowledge Park IV Gautam Budh Nagar (U.P.) (hereinafter referred to as the "**GNIDA**", which expression shall, unless repugnant to the context or subject thereof, be deemed to include its successors and / or permitted assigns) of the **THIRD PART**;

(The Promoter, the Account Bank and the GNIDA are hereinafter referred to individually as a "**Party**" and collectively as the "**Parties**".) WHEREAS:

- A. The Promoter is engaged in the business of, inter alia, construction and development of real estate. The Promoter is presently developing a real estate project (as mentioned in the explanation of Section 3 of the RERA Act) and as detailed in Schedule I hereto ("**Project**").
- B. In relation to the Project, the Promoter has agreed to appoint the Account Bank to establish the accounts as mentioned herein and deal with and facilitate in operation of the Accounts (as hereinafter defined) in the manner as provided herein below.

NOW THEREFORE, in consideration of the premises and for such valuable consideration, the receipt and sufficiency where of is hereby acknowledged by the Parties, it is hereby agreed by the Parties as follows:

Article I

1.1 Definitions

The capitalized terms used but not defined otherwise under this Agreement shall have the meaning as ascribed to them hereunder

- i. "**Business Day**" shall mean a day other than Saturday or Sunday or a national holiday on which scheduled commercial banks are open for normal banking business in Mumbai, India. It is clarified herein that if any obligation is falling on a holiday, then the same shall be fulfilled on the succeeding Business Day;

Promoter Signatory

Shree Kunj Bihariji Realty Private Limited

Depta
Depta

Director

Bank Signatory

For AXIS BANK LTD.
Omna Sachdeva
OMNA SACHDEVA
Branch Head
Emp. No. 37257, SS No. 15618
Alpha-02, Greater Noida, UP

GNIDA Signatory

[Signature]
GNIDA

- ii. "Business Hours" shall mean the working hours on a Business Day from 10:00 AM to 4:00PM.
- iii. "Control" means where one person (either directly or indirectly and whether by share capital, voting power, contract or otherwise) has the power to appoint and/or remove the majority of the majority of the members of the governing body of another person or otherwise controls or has the power to control the affairs and policies of that other person and that other person is taken to be "Controlled" by the first person.
- iv. "Collection Escrow Account" means an INR denominated non-interest-bearing Account opened/to be opened in the name as mentioned in Schedule I hereto, with no cheque book facility and having limited debit rights, in accordance with the terms of this Agreement;
- v. "Accounts" means: (i) Collection Escrow Account and (ii) RERA Designated Account.
- vi. "Force Majeure" means any:(a) flood, storm, earthquake or other natural event;(b) war, hostilities, terrorism, revolution, riot or civil disorder;(c)strike, Lockout or other industrial action;(d)change in any law or any change in the interpretation or enforcement of any law;(e) act or order of any Authority; (f)order of any court or other judicial body; (g) restriction or impending restriction on the availability, convertibility, credit or transferability of any currency; (h) computer system malfunction or failure (regardless of cause) or any third party interference with a computer system; (i) error failure, interruption, delay or non - availability of any goods or services supplied to the Parties by a third party; or (i) other circumstance beyond the reasonable control of the Account Bank;
- vii. "Government Authority" or "Authority" means any governmental, semi-governmental, administrative, fiscal, regulatory or judicial body, department, commission, authority, courts, tribunal, agency or entity in India or with jurisdiction over any of the Parties and/or the transactions contemplated hereunder;
- viii. "Laws" means any law, statute, ordinance, rule, regulation, guideline, policy or other pronouncement having the effect of law of any Government Authority, as currently interpreted and administered;
- ix. "Losses" means any losses, damages, demands, claims, liabilities, costs (including legal costs) and expenses of any kind (including any direct, indirect or consequential losses, loss of profit loss of good will and loss of reputation) whether or not they were foreseeable or likely to occur;
- x. "Promoter Account" means the bank account of the Promoter with **AXIS Bank** having the details as mentioned in Schedule I hereto.

Promoter Signatory
Shree Kunj Bihariji Realty Private Limited

Depta
Depta Director

Bank Signatory

For **AXIS BANK LTD.**
Omna Sachdeva
OMNA SACHDEVA
Branch Head
Emp. No. 37257, SS No. 15618
Alpha-02, Greater Noida, UP

A
GNIDA Signatory

- xi. **"Receivables"** means all the amounts realized/to be realized from the allottees (in relation to the Project), from time to time, Contribution from the stress fund and other receipts for the promoters' contribution and bank loan if any.
- xii. **"RERA"** means the RERA Act and the relevant rules and regulations thereunder and shall include all the notifications and orders given by the Authority (as defined under RERA Act) in the relevant jurisdiction.
- xiii. **"RERA Act"** means the Real Estate (Regulation and Development) Act, 2016.
- xiv. **"RERA Designated Account"** means a separate INR denominated non-interest-bearing account opened/to be opened in the name as mentioned in Schedule I hereto, with no cheque book facility and having limited debit rights in accordance with the terms of this Agreement;
- xv. **"Taxes"** means and includes any and all present and future taxes, including without limitation any tax, levy, impost, duty or other charge or withholding of a similar nature (including any related penalty or interest payable in connection with any failure to pay or any delay in paying any of the same).

1.2 Interpretation

In this Agreement unless the context otherwise requires:

- (i) words in the singular shall include words in the plural and vice versa;
- (ii) the headings and sub-headings used in this Agreement are inserted only for reference to the provisions hereof and shall not affect the construction of such provisions;
- (iii) references to an Article, Section, Clause or Schedule herein shall be a reference to an Article, Section, Clause or, schedule of this Agreement;
- (iv) references to word "includes" or "including" are to be construed without limitation;
- (v) all references to agreements, documents or other instruments shall (subject to all relevant approvals) be a reference to that agreement, document or instrument as amended, supplemented, substituted, novated or assigned from time to time.
- (vi) reference to any law or rules shall include references to such law or rules as the same may after the Agreement be amended, modified or re-enacted from time to time.
- (vii) a reference to "Promoter" shall include (a) its successors and permitted assigns; or (b) any or each of the partners and survivor(s) of them and the partners from time to time (both in their personal capacity and as partners of the firm) and their respective heirs, legal representatives, executors, administrators, successors and permitted assigns of the firm; or (c) the proprietor(ess) of the concern) and his/her heirs, Legal representatives, executors, administrators, successors and permitted assigns of the concern; or (d) the Karta of the HUF and any or each of the members/ coparceners of the HUF and the survivor(s) of them and their respective heirs, legal representatives, executors, administrators, successor and permitted assigns; or (e) his/her heirs, legal representatives, executors, administrators and permitted assigns; or (f) the trustee (s) for the time being, its successors and permitted assigns, as the case may be.

Shree Kunj Bihari Realty Private Limited

Promoter Signatory

Ujjwal
Depta

Director

Bank Signatory

For AXIS BANK LTD.



Omna Sachdeva
OMNA SACHDEVA
Branch Head
Emp. No. 37257, SS No. 15618
Alpha-02, Greater Noida, UP

[Signature]
GNIDA Signatory

GNIDA Signatory

- (viii) any determination with respect to the materiality or reasonableness of any matter including of any event, occurrence, circumstance, change, fact information, document, authorization, proceeding, act, omission, claims, breach, default or otherwise shall be made by the Account Bank, at its discretion. In the event of a disagreement between the Account Bank and the Promoter over the question of "materiality", the View of the Account Bank shall be final; and
- (ix) When any number of days is prescribed in any document, the same shall be reckoned exclusive of the first and inclusive of the last day unless the last day does not fall on a Business Day, in which case the last day shall be the next succeeding day which is a Business Day.

Article 2 - Appointment of Account Bank

The Promoter hereby designates and appoints the Account Bank to act as an account bank in accordance with the terms and conditions of this Agreement and its usual practices and applicable laws and the Account Bank hereby accepts such appointment and agrees to act as such.

Article 3 - Operations and Withdrawals

3.1

- (a) The operations of, and withdrawals, transfers and closures from/of the Account(s) shall be in accordance with the terms of this Agreement and Schedule II hereto.
- (b) This agreement shall be governed by the Terms and conditions of the Internet Banking services (View Rights only) of the Bank that have been hosted online on the Bank's website, which shall form part and parcel of this agreement as if incorporated herein. The Promoter confirms having read and understood the said terms and conditions and shall be bound by it.

3.2 Operation of the Accounts

- a) The Promoter agrees to give to the Account Bank all directions necessary to enable the Account Bank to operate the Accounts in accordance with the terms of this Agreement. The Account Bank shall comply with any instruction of Promoter to debit/make transfers from the Account(s) but only if the relevant instruction: (a) is in respect of a specified sum of money present in the Account(s); (b) is in writing or, by electronic transmission, is evidenced in accordance with the Account Bank's normal banking practice for such transfers; and (c) complies with the terms of this Agreement.
- b) It will be the sole responsibility of the promoter to deposit all the Receivables into the Collection Escrow Account. No other bank account can be used to deposit collection from unit buyer. In case of violation of this clause or providing misleading/wrong information, shall be considered as violation of agreement and a penalty of Rs up to one may be impose on promoter, GNIDA shall have right to audit the Collection Escrow Account whenever GNIDA wants to get audit of such account to ensure that all receipts have been deposited in Collection Escrow Account.
- c) The Account Bank shall electronically transfer seventy percent (70%) receivable from the Collection Escrow Account into Designated RERA Account and transfer thirty percent (30%) receivable from the collection account into the Promoter Account. It is hereby clarified that promoter shall provide one-time standing instruction to account bank for these transfers.

Shree Kunj Bihariji Realty Private Limited
Promoter Signatory

Ujyeta
Jyeta

Director

Bank Signatory

For AXIS BANK LTD.



Omna Sachdeva

OMNA SACHDEVA
Branch Head

Emp. No. 37257, SS No. 15618
Alpha-02, Greater Noida, UP

[Signature]
GNIDA Signatory

Jointly and
severally

- d) The Account Bank shall transfer electronically on automatic basis 20% (rate of recovery calculated as per policy of GNIDA) from Designated RERA Account in the "GNIDA" AXIS Bank, Alpha Commercial Belt, Greater Noida Branch Account No **925020035742117**, IFSC: UTIB0005181 which the GNIDA is maintaining in the AXIS Bank And the remaining amount shall remain in the RERA Designated Account and could be withdrawn as per the RERA provisions. No other mode of transfer (DD, check etc.) shall be acceptable. It is clarified that the withdrawals from Designated RERA Account shall be governed as per the provision to the respective RERA regulations and acts. Promoter shall provide all applicable and required certificates/ declaration at least once a month or any shorter period as bank requires for withdrawals from Designated RERA Account as per RERA regulations to the Account Bank.
- e) In the event any instruction or direction is received by the Account Bank from the Authority (as defined under RERA Act), the instruction and/or direction provided by such Authority shall supersede and prevail over any instructions provided by the Promoter.
- f) The Promoter has provided a list of Authorized Signatories and Contacts to the Account Bank as set out in Schedule I. The Promoter undertakes to give the Account Bank five (5) clear Business Days' notice in writing of any amendment to their Authorized Signatories or Contacts.


Article 4 - Representations and Warranties

- 4.1 The Promoter hereby represents, warrants, undertakes and covenants to the Account Bank on a continuing basis that:
- it is duly incorporated and validly existing under the laws of its jurisdiction of incorporation and that the entry into and performance by it of this Agreement do not and will not conflict with any law, document or other agreement binding upon it;
 - it and its assets are not entitled to any immunity from any legal or other proceedings or from attachment or from execution of judgment;
 - it has full power and all necessary authority has been obtained and action taken for execution of and performance under this Agreement and constitute its legal, valid, binding and enforceable obligations;
 - the Promoters shall comply with all the provisions of RERA For the project as mentioned in schedule 1,
 - the amounts deposited in the RERA Designated Account shall be utilized in accordance with the provisions of RERA and the Promoter shall withdraw the amounts from the RERA designated Account in proportion to the percentage of completion of the Project. Further, it shall provide the Account Bank with all such certificates, declarations, documents as required under RERA, and this provision shall be read with provision 3.2.c of this agreement.
 - Upon receipt of the completion certificate (as defined under RERA Act), the Promoter (Along with prior approval from GNIDA for closure of accounts) shall provide the same to the Account Bank with the certificates of the engineer, architect and chartered accountant in practice for withdrawal (of the balance amounts from the RERA Designated Account, after which the moneys in the RERA Designated Account shall be transferred to the Promoter Account and the RERA designated Account and the Collection Escrow Account shall be closed by the Account Bank.

Shree Kunj Builders Private Limited

Promoter Signatory

 Director

Bank Signatory
 For AXIS BANK LTD.

 OMNA SACHDEVA
 Branch Head
 Emp. No. 37257, SS No. 15618
 Alpha-02, Greater Noida, UP

GNIDA Signatory


Article 5 - Reliance and Assumptions by the Account Bank

- 5.1 The Account Bank may rely on: (a) any communication or document reasonably believed by it to be genuine (even if such communication or document is later reversed, modified, set aside or vacated); and/or (b) any document of any kind prima facie properly executed and submitted by any person whom the Account Bank have reasonable grounds to believe is entitled to execute and submit such document in relation to any matter arising under or in connection with this Agreement (even if such document is later reversed, modified, set aside or vacated).
- 5.2 The Account Bank may at the cost of the Promoter consult counsel or professional advisers over any question as to the provisions of this Agreement, its rights, obligations and/or its duties and may rely on and act pursuant to the advice of its counsel or professional advisers with respect to any matter (whether or not contentious) relating to this Agreement and shall not be liable for any action taken or omitted by it in good faith in accordance with such advice at the expense of the Promoter.

Article 6

Indemnity

- 6.1 The Promoter shall indemnify and keep indemnified the Account Bank and its directors, officers, agents and employees (each an "Indemnified Party") and hold each of them harmless from and against any and all losses, liabilities, claims, charges, actions, demands, damages, fees, costs and expenses (including, without limitation, fees and disbursements of the Indemnified Party's counsel) arising out of or in connection with: (a) its appointment as Account Bank under, and/or its performance of, this Agreement including, but not limited to, the reliance by the Account Bank on any instruction, and (b) the exercise of its rights and powers as Account Bank under, or the enforcement of any provision of, this Agreement. The indemnity in this Article 6 shall survive till the termination of this Agreement, or the resignation or removal of the Account Bank.
- 6.2 The Promoter acknowledges the inherent risks involved in sending the Instructions /communications documents to the bank via facsimile, untested telexes and faxes, telegraph, cable or emails and hereby agree and confirm that all risks shall be fully borne by them and each of them jointly and severally assume full responsibility for the same, and undertake to indemnify the Account Bank and keep the Account Bank indemnified from and against all claims by any third party or any other, actions, demands, liabilities, Costs, charges, damages, losses, expenses and consequences of whatever nature (including legal fees on a full indemnity basis) and howsoever arising which may be brought or preferred against the Account Bank or that the Account Bank may or may have to suffer, incur or sustain by reason or on account of the Account Bank having so acted whether wrongly or mistakenly or not, or of the Account Bank failing to act wholly or in part in accordance with the instructions so received which could be a result of any miscommunication, or technological error beyond the control of the Account Bank considering the mode in which the same was conveyed.

Article 7 - Fees and Expenses

- 7.1 In addition to the transaction and other fees for any transactions effected on or in relation to the Account(s), the Promoter must pay to the Account Bank fees as mentioned in Schedule I hereto excluding all applicable taxes including but not limited to GST, service tax etc.

Promoter Signatory
Shree Kunj Bihariji Realty Private Limited

 Director

Bank Signatory

For AXIS BANK LTD

OMNA SACHDEVA
Branch Head
Emp. No. 37257, SS No. 15618
Alpha-02, Greater Noida, UP


GNIDA Signatory

- 7.2 The Promoter shall on demand pay the Account Bank all costs and expenses (including legal fees and any Tax) the Account Bank incurs in connection with enforcement of or the preservation of any rights, under this Agreement or any document or transaction contemplated hereunder.
- 7.3 The Account Bank may debit any amounts due to it in respect of the operation of the Accounts to the Promoter Account as referred at clause no 3.3.b above (except the KERA Designated Account) and shall be entitled to retain that proportion of the amounts standing to the credit of the Promoter Accounts equal to any unpaid fees and other charges due to the Account Bank under this Agreement until all such fees and charges have been paid in full.

Article 8—Confidentiality

The Promoter hereby agrees that the Account Bank may disclose information in relation to the Promoter and/or this Agreement: (a) to the extent that such information is in the public domain other than by breach of this Agreement; (b) to the extent that such information is required to be disclosed by any applicable laws; (c) in so far as it is disclosed to the employees, directors or professional advisors of any Party on a need-to-know basis; (d) to the extent that any of such information is/are later acquired by a Party from a source not known to such Party to have obligations to any other Party hereto to keep such information confidential; (e) to the extent that any of such information was previously known or already in the lawful possession of a Party, prior to disclosure by any other Party hereto; and (f) to the extent that disclosure of such information is required in connection with enforcement of any right or in defense of any claim, legal proceedings or a dispute resolution procedure relating to or arising out of this Agreement. However, none of the Parties shall issue any public release or public announcement or otherwise make any disclosure concerning this Agreement, without the prior approval of the other Party.

Article 9 - Governing Law

This Agreement shall be construed and governed in accordance with the laws of India. The Promoter do hereby irrevocably submit itself to the non-exclusive jurisdiction of the courts situated at the place as mentioned in the Schedule I hereto. The Account Bank may, however, in its absolute discretion commence any legal action or Proceedings arising out of this Agreement in any other court, tribunal or other appropriate forum and the Promoter hereby consents to that jurisdiction.

Article 10 - No Duty or Obligation

- 10.1-The Account Bank shall be obliged to perform only such duties as are set out in this Agreement and no implied duties or obligations shall be read into this Agreement against the Account Bank. Further to the subject matter hereof, no amendment to this Agreement shall be binding unless in writing and signed by the duly authorized representatives of each of the Parties.
- 12.7 This Agreement may be executed in counterparts and by the Parties on separate counterparts but shall not be effective until each Party has executed at least one counterpart. Each counterpart when executed in full shall be deemed an original of this Agreement and all counterparts shall constitute but one and the same agreement.
- 12.8 No delay in exercising or omission to exercise any right, power or remedy accruing to the Parties upon any default or otherwise under this Agreement shall impair any such right, power or remedy or shall be construed to be a waiver thereof or any acquiescence in such default, nor shall the action or inaction of any of the Parties in respect of any default or any acquiescence by it in any default, affect or impair any right, power or remedy of any of the Parties in respect of any other default. The rights of the Parties under this Agreement may, be exercised as often as necessary, are not exclusive of their rights under applicable law and may be waived only in writing and specifically and at the Parties' sole discretion.

Shree Kunj Bhanji Realty Private Limited

Promoter Signatory


Director

Bank Signatory
For AXIS BANK LTD.

OMNA SACHDEVA
Branch Head
Emp. No. 37257, SS No. 15618
Alpha-02, Greater Noida, UP


GNIDA Signatory

12.9 All the provisions of this Agreement shall be subject to the provisions of laws including RERA. If any condition, Section, Article, Clause or provision of this Agreement not being of a fundamental nature is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement shall not be affected thereby.

13. Closure of accounts

Promoter shall provide instruction for closure of accounts along with prior approval of GNIDA. This shall be applicable in scenario of project completion (on receipt of OC) or in case of change in RERA designated bank.

<p>Signed and delivered for and on behalf of the within named Promoter:</p> <p>SHREE KUNJ BIHARJI REALTY PRIVATE LIMITED</p> <p><i>Dipta</i> Director</p>	<p>Signed and delivered for and on behalf of the within named Account Bank, AXIS Bank Limited:</p> <p>FOR AXIS BANK LTD.</p> <p><i>Omna Sachdeva</i> OMNA SACHDEVA Branch Head Emp. No. 37257, SS No. 15618 Alpha-02, Greater Noida, UP</p>
<p>Promoter: Name: Mr. Vinay Gupta Shree Kunj Biharji Realty Private Limited.</p>	<p>AXIS Bank Name: Title:</p>

Signed and delivered for and on behalf of the within named Greater Noida Industrial Development Authority:

Name:
Designation:

SHREE KUNJ BIHARJI REALTY PRIVATE LIMITED

Dipta

Director

Promoter Signatory

FOR AXIS BANK LTD.

Omna Sachdeva
OMNA SACHDEVA
Branch Head
Emp. No. 37257, SS No. 15618
Alpha-02, Greater Noida, UP

Bank Signatory

[Signature]

GNIDA Signatory

[Stamp]

SCHEDULE 1

Sr. No.	Particulars	Details
1.	Date and place of Execution of this Agreement	Date: 17/09/2025 Place of Execution: Greater Noida (U.P.)
2.	Branch Address of the Account Bank	Ground Floor, Shop no. 29A, 29B, 29, 28 & 27, KB Complex, Plot no. LS-01, Block F, Sector Alpha 02, Greater Noida- 201308
3.	Name and address of the Promoter	Shree Kunj Bihariji Realty Private Limited. Registered office: Plot No. FF-39, First Floor, KB Complex, Plot No-LS-01, Alpha Greater Noida, Gautam Buddha Nagar, Noida, Uttar Pradesh, India, 201310 Type of the Promoter: Pvt. Ltd. Company Names of the Directors: Mr. Deepak Kumar Gautam, Mrs. Beena Agarwal, Mr. Ramesh Kumar Goyal, Mr. Anil Kumar Mr. Akshit Singhal Mr. Vinay Gupta Mr. Vansh Garg
4.	Description of the Project Project Registration Number	The Project "KB WEST WALK" is Located on Land measuring area 12000 Sq Meters situated at Plot No.C-3 Sector-ecotech 12, Greater Noida West, Gautam Buddha Nagar, Uttar Pradesh -201310
5.	Communication Details of the Account Bank:	AXIS Bank, Ground Floor, Shop no. 29A, 29B, 29, 28 & 27, KB Complex, Plot no. LS-01, Block F, Sector Alpha 02, Greater Noida- 201308 Email:
6.	Communication Details, Contacts and Authorized Signatories of Promoter	<p align="center">Communication Details</p> <p>Shree Kunj Bihariji Realty Private Limited. Address: Plot No. Plot No.C-3 Sector- Ecotech 12, Greater NOIDA West, Gautam Buddha Nagar, Uttar Pradesh -201310</p> <p>Email: shreckbrealty@gmail.com Kind Attn: Mr. Vinay Gupta</p> <hr/> <p align="center">Contact Details</p> <p>Telephone No.: 9211604776 Email: shreekbrealty@gmail.com</p>

Promoter Signatory
Shree Kunj Bihariji Realty Private Limited

Vijeta
Vijeta Director

Bank Signatory
For **AXIS BANK LTD.**
Omna Sachdeva
OMNA SACHDEVA
Branch Head
Emp. No. 37257, SS No. 15618
Alpha-02, Greater Noida, UP

[Signature]
GNIDA Signatory
Gautam Buddha Nagar
Greater Noida

Name and sample signatures of Authorized Signatories

VINAY GUPTA

7.	Details of Accounts
	<p>Collection Escrow Account Name: " Shree Kunj Bihariji Realty Pvt. Ltd. Collection Account for KB West Walk" 925020035796321</p> <p>Separate Account: Shree Kunj Bihariji Realty Pvt. Ltd. Separate Bank Account for KB West Walk 925020035742117</p> <p>Transaction Account: Shree Kunj Bihariji Realty Pvt. Ltd. RERA Transaction Account for KB West Walk 925020036992306</p>
8.	<p align="center">Details of Promoter Account:</p> <p>a. Account Number: 925020035742117</p> <p>b. Account Name: "Separate Account: Shree Kunj Bihariji Realty Pvt. Ltd. Separate Bank Account for KB West Walk"</p> <p>c. IFSC Code: UTIB0005181</p> <p>d. MICR Code: -----</p> <p>e. Branch: Shop no. 29A, 29B, 29, 28 & 27, Shree Kunj Bihari Ji Complex. Plot no. LS-01, Block F, Sector Alpha 02, Greater Noida- 201308</p> <p align="center">Details of Greater Noida Industrial Development Authority Account:</p> <p>f. Account Number: 50100277006891</p> <p>g. Account Name: GNIDA</p> <p>h. IFSC Code: HDFC0000278</p> <p>i. MICR Code:</p> <p>j. Branch: Alpha I Commercial Belt, Greater Noida</p>
9.	Fees-
10.	Place of Jurisdiction Gautam Budh Nagar (U.P.)

<p>Signed and delivered for and on behalf of the within named-Promoter</p> <p align="center"></p>	<p>Signed and delivered for and on behalf of the within named Account Bank.</p> <p align="center"></p>
<p>Promoter Name: Vinay Gupta. (Director) Shree Kunj Bihariji Realty Pvt. Ltd.</p>	<p>Account Name: OMNA SACHDEVA Branch Head Emp. No. 37257, SS No. 15618 Alpha-02, Greater Noida, UP</p>

Promoter Signatory

Shree Kunj Bihariji Realty Private Limited

Director

Bank Signatory

For **AXIS BANK LTD.**

OMNA SACHDEVA
Branch Head
Emp. No. 37257, SS No. 15618
Alpha-02, Greater Noida, UP

GNIDA Signatory

Schedule II

Deposits and withdrawal from Accounts

- A. It will be the sole responsibility of the promoter to deposit all the Receivables into the Collection Escrow Account. No other bank account can be used to deposit collection from unit buyer.
- B. The Account Bank shall, at the end of end Business Day transfer electronically on automatically basis 70% (seventy percent) of the amounts lying in the Collection Escrow Account in to the RERA Designated Account in relation to the Project, and the balance 30% (thirty percent) of the amounts lying in the Collection Escrow Account to the Promoter Account.

C. Withdrawal Form RERA Designated Account

- i. The Account Bank shall transfer electronically on automatic basis 20% (28.57% of 70% or 20% of 100% (rate of recovery calculated as per policy of GNIDA) from Designated RERA Account in the GNIDA, AXIS Bank, Ground Floor, Shop no. 29A, 29B, 29, 28 & 27, Shree Kunj Bihari Ji Complex, Plot no. LS-01, Block F, Sector Alpha 02, Greater Noida- 201308 Branch Account No 925020035742117, IFSC: HDFC0000278 which the GNIDA is maintaining in the AXIS Bank And the remaining amount shall remain in the RERA designated Account and could be withdrawn as per the RERA provisions. No other mode of transfer (DO, check etc.) shall be acceptable. It is clarified that the withdrawals from designated RERA Account shall be governed as per the provision to the respective RERA regulations and acts. Promoter shall provide all applicable and required certificates declaration at least once a month or any shorter period as bank requires for withdrawals from designated RERA Account as per RERA regulations to the Account Bank.
- II. The Promoter shall ensure that the amounts so withdrawn from RERA Designated Account are utilized for the Land Cost and other dues payable to GNIDA and the Promoter undertakes to issue necessary written instructions in this regard to the Account Bank.
- III. Not with standing anything contained herein, the Account Bank shall freeze the RERA Designated Account upon receipt of instruction from the Authority (as defined under RERA Act) and shall there after operate the RERA Designated Account in accordance with the instructions of the Authority (as defined under RERA Act).
- IV. The RERA Designated Account may be closed in accordance with the provisions of this Agreement and RERA

IN WITNESS WHEREOF, the Parties have entered into this Agreement the day and year as mentioned in Schedule I herein above.

Promoter Signatory

Bank Signatory

GNIDA Signatory

Shree Kunj Bihariji Realty Private Limited


A Gupta Director

For AXIS BANK LTD.





OMNA SACHDEVA
Branch Head

Emp. No. 37257, SS No. 15618
Alpha-02, Greater Noida, UP


GNIDA Signatory

<p>Signed and delivered for and on behalf of the within named Promoter</p> <p><i>Gupta</i> <i>Gupta</i></p>	<p>Signed and delivered for and on behalf of the within named Account Bank: AXIS BANK</p> <p>For AXIS BANK LTD. <i>Omna Sachdeva</i> OMNA SACHDEVA Branch Head Emp. No. 37257, SS No. 15618 Alpha-02, Greater Noida, UP</p>
<p>Name: Vinay Gupta. Designation: Director</p>	<p>Account Bank: AXIS Bank Name: Title:</p>

<p>Signed and delivered for and on behalf of the within named promoter Greater Noida Industrial Development Authority</p>
<p>Name: <i>GA</i> Designation: ✓</p>

Signed and delivered for and on behalf of the within named Promoter

For Shree Kunj Bihariji Realty Pvt. Ltd.

(Director)

Promoter Signatory
Shree Kunj Bihariji Realty Private Limited

Gupta
Gupta Director

Bank Signatory

For AXIS BANK LTD.
Omna Sachdeva
OMNA SACHDEVA
Branch Head
Emp. No. 37257, SS No. 15618
Alpha-02, Greater Noida, UP

GNIDA Signatory

GNIDA
[Signature]
Greater Noida Industrial Development Authority